

**Baltimore Ravine Specific Plan
Planning Commission Hearing
December 15, 2009**

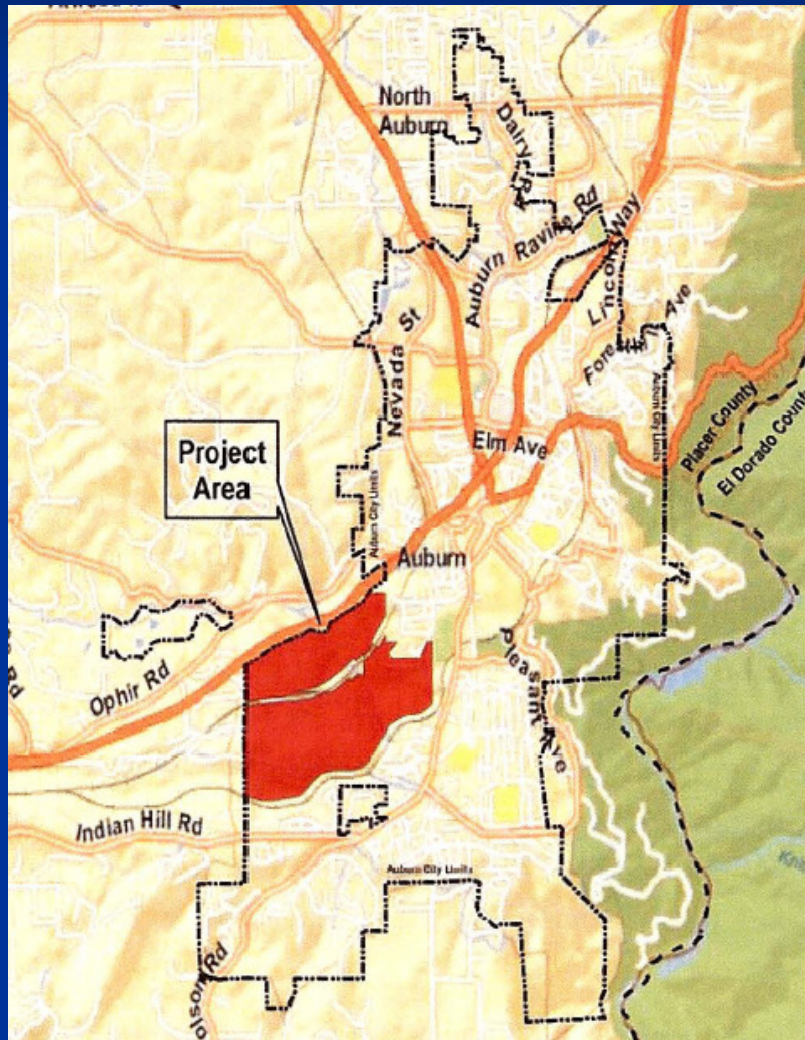
Introduction

- Purpose of Today's Hearing
 - Overview process from this point forward
 - Introduce the Draft BRSP
 - Accept public comment on the Plan
 - No action to be taken at this time

Next Steps

- Today's Hearing
- Draft EIR Release and Public Review Period
- Planning Commission hearing on Draft EIR
- Planning Commission hearing and recommendations
- Final EIR and Mitigation Monitoring Program
- City Council hearings and actions

BRSP: Background



406 acres of Urban Reserve
in South Auburn

Prior Proposals and Activities

- Plan Area has been associated with multiple proposals/actions over past 30 years:
 - 1978 EIR on access routes to Baltimore Ravine area
 - Assumed 627 dwelling units (du) on 209 acres
 - 1979 area designated Urban Reserve in General Plan
 - 1985 Southwest Area Road Access Study
 - 1987 Vista del Valle Subdivision #4 approved
 - Easement on Herdal Drive extension right-of-way
 - 1988 Auburn Vista Subdivision proposal
 - 135 lots on 33-acre parcel
 - Led to 1990 Southwest Auburn Specific Plan
 - 1,056 du on 270 acres
 - never adopted

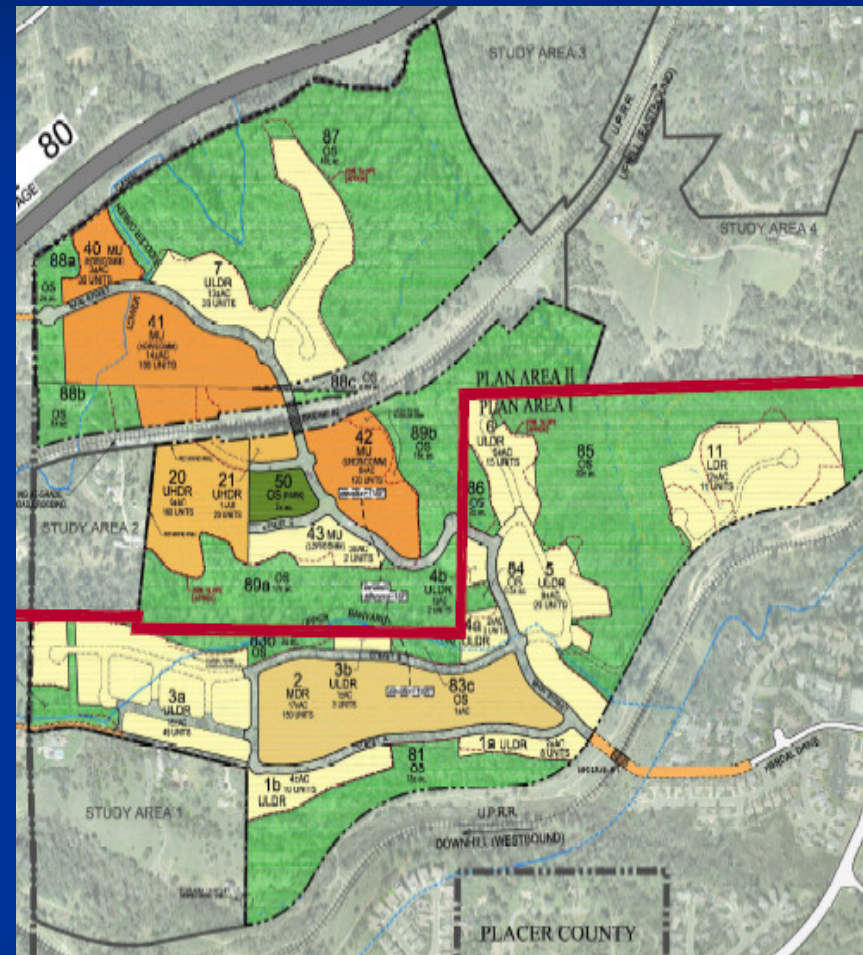
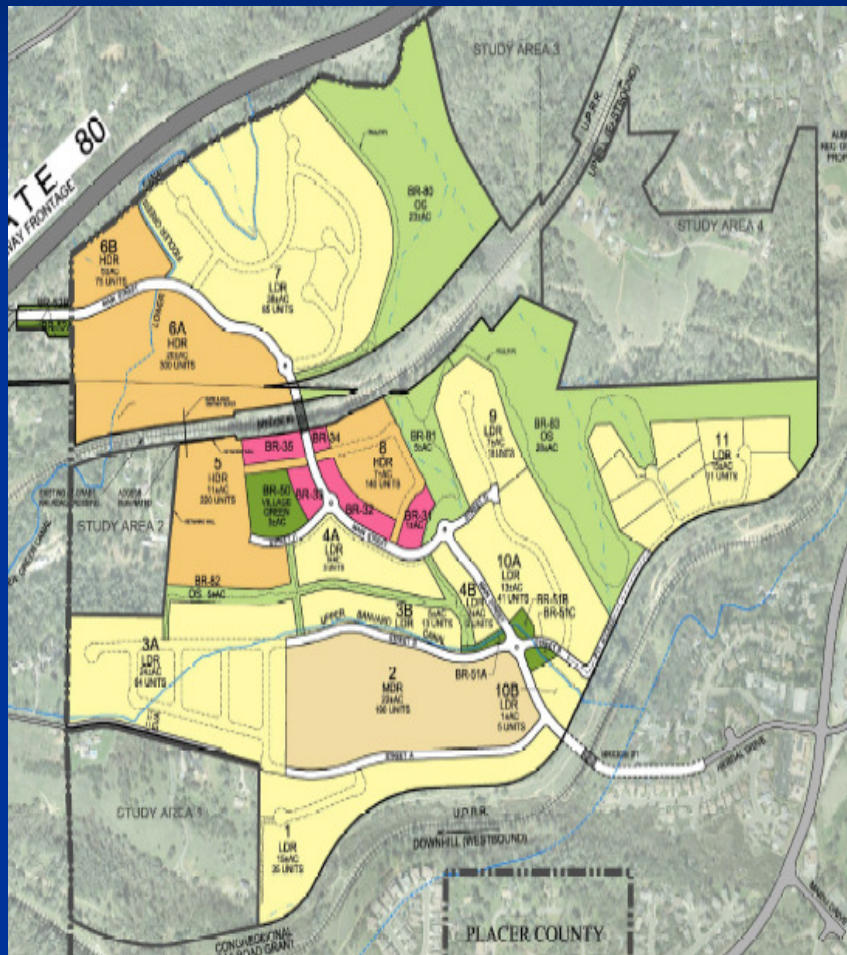
Prior Proposals and Activities

- 1993 Southwest Auburn Specific Plan
 - 1,232 du on 321 Acres
 - Neighborhood commercial, pocket parks & open space
 - Additional 864 du assumed in remaining Urban Reserve
 - NOP issued in 1994, but project put on hold
- 2007 BRSP Application

Comparison of 2007 BRSP and 2009 BRSP

- 2007 BRSP Land Use Plan and NOP
 - 264 Acres
 - Up to 1300 residential units
 - Up to 120,000 square feet of commercial space
 - Age-restricted option
 - Treated as single plan area
 - Four Study Areas to be redesignated to 2-acre minimum residential lots

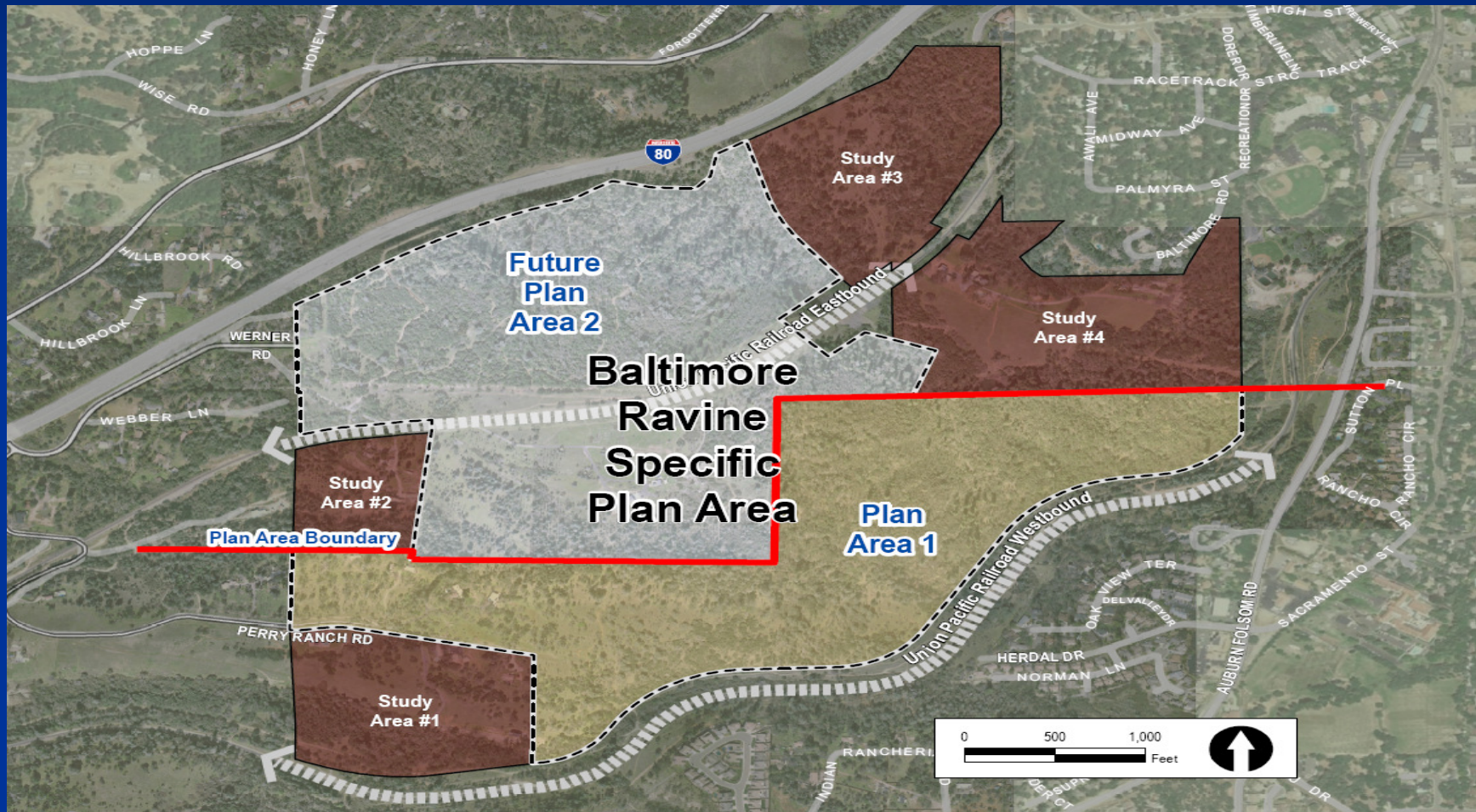
Comparison of 2007 BRSP and 2009 BRSP



Comparison of 2009 BRSP to 2007 BRSP

- Decrease from up to 1,300 dus to 725 dus
- Decrease in mixed-use space from 120,000 square feet (s.f.) to 90,000 s.f.
- Increase in open space from 60 acres to 143 acres
- No age-restricted component
- Development generally confined to areas with slopes under 20 percent
- Two phases of development

2009 BRSP Elements



Planning Commission Scope

- Recommending body
- Adopt General Plan Amendments
 - Land use designations for Plan Area 1 and Study Areas
 - Urban High Density Residential designation
- Adopt BRSP
- Certify EIR
- Rezone Plan Area 1 and Study Areas
- Large lot tentative maps for Plan Area 1
- Development Agreement for Plan Area 1

Subsequent Approvals—Plan Area 1

- Small Lot Tentative Map
- Tree, grading and building permits

Subsequent Approvals—Plan Area 2

- Add new UHDR zone to Zoning Ordinance
- BRSP Amendment to Incorporate Additional Design Guidelines and Development Standards
- Rezone
- Development Agreement
- Large and small lot tentative maps/Design review permits
- Tree, grading and building permits

What is a Specific Plan?

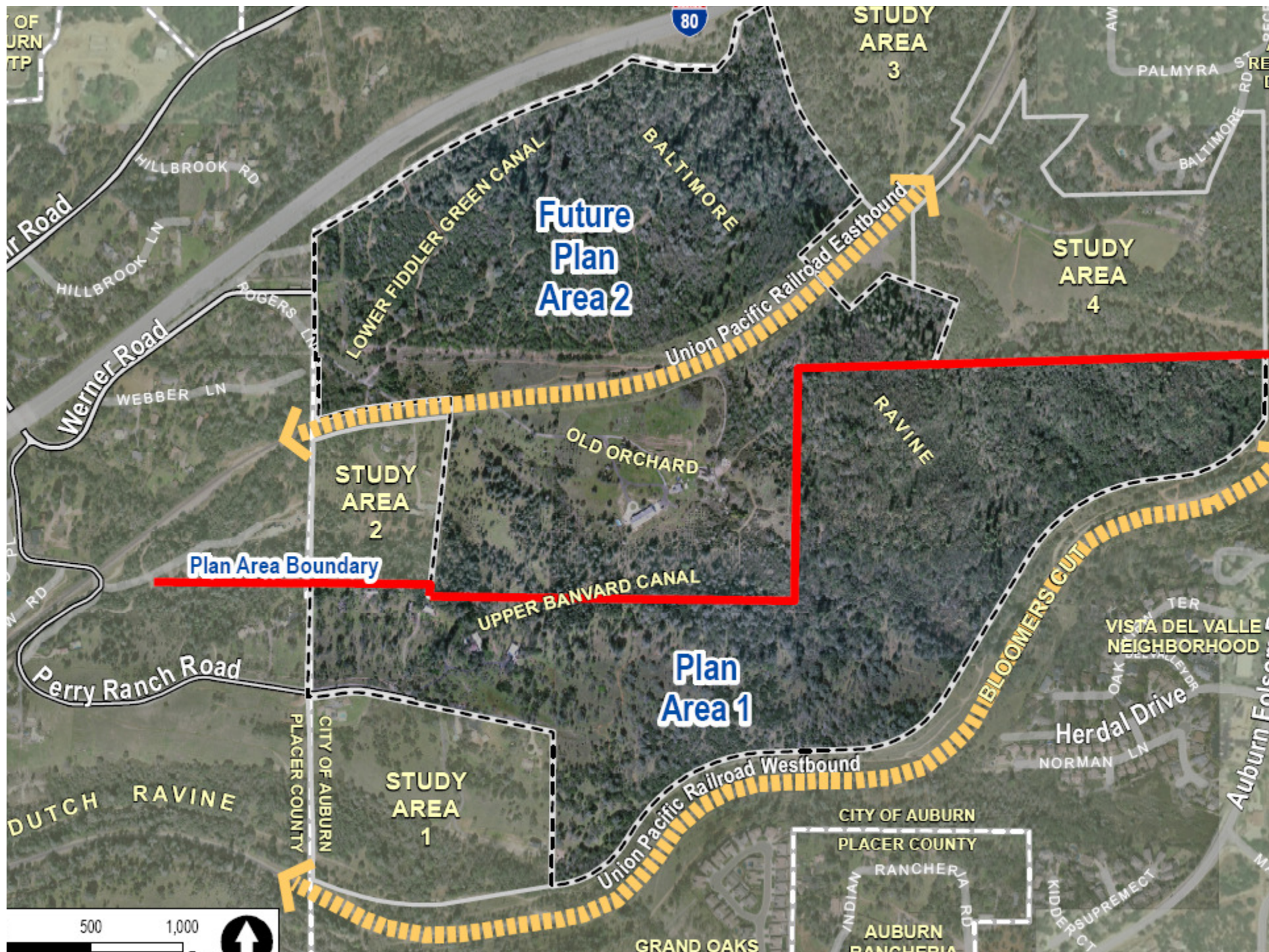
- Implements the General Plan, but is more detailed
- A tool to guide development in a particular area by establishing
 - Land use plan and designations
 - Provisions for roads and utilities
 - Standards and guidelines
 - Funding and implementation mechanisms
 - Measures addressing natural resources
- Level of detail may vary
- Streamlines future development approvals and CEQA process

BRSP Components

1. Introduction & Setting
2. Neighborhood Design
3. Land Use
4. Affordable Housing
5. Circulation
6. Public Services
7. Utilities
8. Natural and Cultural Resources
9. Implementation
 - Appendix A: Development Standards
 - Appendix B: Design Guidelines

1. Setting

- Existing Site Conditions
 - Topography
 - Natural Resources and Important Features
 - Woodlands
 - Ravines
 - Bloomer Cut
 - Five residences on site



1. Setting

■ Surrounding Uses

- UPRR
- Interstate 80 and Local Roadways
- Grand Oaks and other City residential development
- County residences

■ Primary Challenges

- Topography
- Railroad corridors
- Access
- Ownership

2. Neighborhood Design

- Avoid slopes over 20%
- Open Space
 - Preserve natural resources and viewsheds
 - Provide separation between BRSP and surrounding uses
- Mixed-Use Community Core
 - Commercial uses mixed with residential uses
 - Park site
- Variety of housing densities and types
 - Lower density residential in steeper areas and near existing subdivisions
 - Medium and higher density residential uses on flatter areas and in center of project site

3. Land Use

- Full BRSP: 277 Acres
 - 725 Residential Units at densities from 1 to 20 units/acre
 - 90,000 square feet of commercial/mixed use
 - 143 acres of open space
 - 2-acre park

Plan Area 1: 130 Acres



Plan Area 1

- 130 Acres
- Primarily low- and medium-density residential
- LDR: 11 units on 11 acres
 - Parcel 11 in eastern portion of Plan Area 1
 - Large lot development (minimum 1 acre lots)
- MDR: 150 units on 17 acres
 - 1 to 10 units per acre
 - Parcel 2 relatively flat and open
 - Central to Plan Area 1
 - Small lot single family detached, condos, townhomes
- ULDR: 109 units on 39 acres
 - 1 to 4 units per acre
 - Distributed throughout Plan Area 1
 - Suburban densities
- Open Space: 55 acres

Plan Area 2: 147 Acres



- ULDR: 23 units on 13 acres
- UHDR: 80 units on 10 acres
 - UHDR=10 to 20 units per acre
 - Central core area
 - Requires General Plan amendment and new zone
- 2-acre Park
- Open Space
 - 88 acres
 - Over half of Plan Area 2

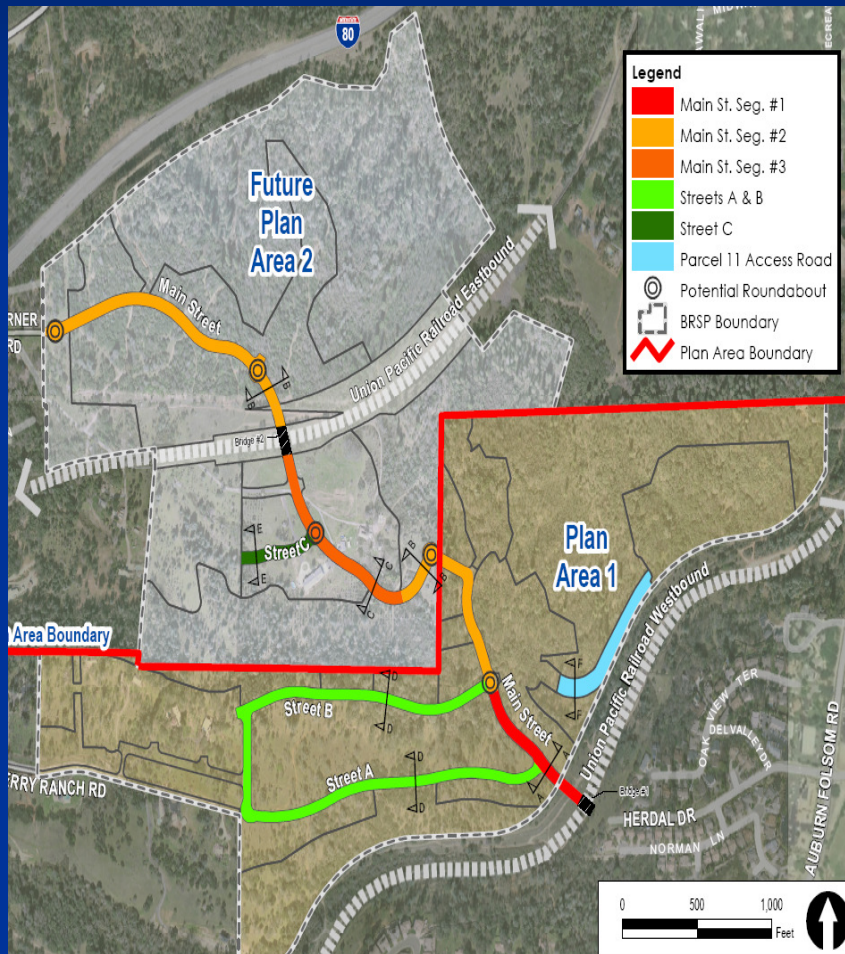
Plan Area 2 - Mixed Use

- ULDR/ Comm on 3 acres
 - Up to 2 single family units
 - 10,000 square feet retail/commercial space
- HDR/Comm on 17 acres
 - 130 single-family and/or multifamily units
 - 5 to 15 units per acre
 - 50,000 square feet
 - Townhomes, apartments, residences above ground-floor retail
- UHDR/Comm on 8 acres
 - 120 multifamily units could be constructed,
 - Up to 30,000 square feet of commercial
 - 10 to 20 units per acre
 - Requires new land use designation and zone

4. Affordable Housing

- Meets City goal and SACOG Compact of 10% affordable units
- Plan Area 1- distribution of affordable units at first small lot tentative map
- Plan Area 2 - distribution determined at the time that development approvals effectuated
- Transfers/Credits
 - Allocations of affordable units may be transferred within the BRSP
 - If excess units created on one parcel, may be assigned to another
 - Transfers and credits only allowed within the BRSP

5. Circulation



- Primary Circulation System
 - Collectors
 - Local streets
 - Secondary access
 - All 2-lane roads
 - Curb, gutter & sidewalk
- Main Street
 - Primary Collector Street
 - Connection to Herdal Drive and Werner Road
 - Bridges over UPRR lines
- Local Streets
 - A, B and C Streets
 - Residential Streets

Perry Ranch Road

- Secondary Access
- Private road in the County
- If Plan Area 1 developed before Main Street completed, Perry Ranch Road to be improved to Fire Department standards

Bicycle, Pedestrian and Transit Facilities

- Bike lanes on Main Street
- Sidewalks on one or both sides of all streets
- Trails in open space
- Three bus stops on Main Street

6. Public Services

- Parks & Recreation
 - 2-acre park in community core (Plan Area 2)
 - Auburn Recreation District fees
 - Open Space trails
- Fire Protection & Law Enforcement
 - Main Street will improve response times to plan area and surrounding areas
 - Communication apparatuses as needed
 - No other onsite facilities

7. Utilities

■ Water

- PCWA to provide water to BRSP
- Water supply adequate to serve BRSP
- Water storage tank likely in Plan Area 2
- Developer to install onsite lines & connections

■ Wastewater

- Treatment plant has capacity to serve BRSP
- Developer to install onsite lines & connections
- Plan Area 1 to provide offsite improvements
 - Upgrade south Auburn pump station
 - Add aeration to existing pond at City's WWTP

7. Utilities

■ Drainage

- All streets & pads to drain to BRSP system
- Some overland flow from small number of backyards
- Detention basins in open space
- BMPs to protect water quality

8. Natural & Cultural Resources

■ Biological Resources

- Primary Habitats: woodlands, grasslands & wetlands
- Habitat for common species, such as deer, quail & turkey
- Also, potential habitat for special-status species:
 - Brandegee's clarkia & other special-status plants
 - Valley elderberry longhorn beetle (VELB)
 - Townsend's big-eared bat
 - Raptors
- Over half of acreage, 143 acres, preserved as open space
- Special-status plant species protected in open space

8. Natural & Cultural Resources

■ Cultural Resources

- Areas of concern identified in consultation with UAIC
- Historic resources present:
 - Mining
 - Railroading , including Bloomer Cut
 - Ranching

8. Natural & Cultural Resources

■ Fuel Management Plan

- Defines areas requiring fuel management
- Open space--200 feet from roadways/streets; 100 feet from property line on developed parcels
- Shaded fuel breaks along Parcel 11
- 25 feet on either side of trails
- Defensible space requirements for all buildings

9. Implementation

- Major Specific Plan Amendments
 - Planning Commission/Council approval
 - Minor Modifications
 - Administrative approval by CDD Director (may be appealed)
 - Must conform to overarching principles of BRSP, DA, General Plan and EIR
 - Examples:
 - Update setting information
 - Parcel boundary adjustments
 - Minor changes to design guidelines

9. Implementation

- Residential Unit Transfers
 - Must occur within BRSP
 - Must remain within densities allowed by land use designation
 - May not increase severity of impacts
 - May not adversely affect provision of services and utilities

9. Implementation

- Infrastructure Phasing
 - Two Phases--Plan Area 1 and Plan Area 2
 - In tract utilities installed as each parcel developed
 - Plan Area 1 Major Infrastructure Requirements:
 - Extension of Herdal Drive
 - Bridge across southern UPRR railline
 - Connection to and improvement of Perry Ranch Road (if needed)
 - Main Street through Plan Area 1
 - Streets A and B
 - All wet and dry utilities to serve parcels with direct access to Main Street, Street A and Street B

9. Implementation

- Plan Area 2 Major Infrastructure Requirements
 - Extension and improvement of Werner Road
 - Bridge over northern UPRR line
 - Main Street through Plan Area 2 and connecting to Plan Area 1
 - Wet and dry utilities to serve parcels with direct access to Main Street and Street C

9. Implementation

■ Financing

- Developer financing
- City impact fees
- Water and Sewer connection fees
- Auburn Recreation District Fee
- Homeowners Association/Lighting and Landscaping District
- County Capital Facilities Fee
- Any fee in place when building permits issued

Appendix A:

Development Standards

- Identifies permitted uses
- Defines standards for development
 - lot size
 - building intensity
 - setbacks
 - heights
 - parking
- Standards for Plan Area 1 (R-1 and R-2) only
- Standards for Plan Area 2 to be added when Plan Area 2 approvals requested

Appendix B: Design Guidelines

- Purpose to provide visual continuity and quality development
- Address design of public spaces and private exteriors
 - Streetscapes
 - Landscaping, including tree species
 - Entrances
 - Signs
 - Walls
 - Lighting
 - Fencing
 - Grading
 - Roundabouts
 - Home Exteriors

Appendix B: Design Guidelines

- Also includes guidelines for special features
 - Bloomer Cut
 - Bridges
 - Hillside Development
 - Retaining walls
- Plan Area 2
 - Will need to add guidelines for high-density residential, park, commercial and mixed-use areas

Where to Find the BRSP

- Community Development Counter, First Floor of City Hall
- Auburn Library
- City Website: www.auburn.ca.gov
- If you have not received written notices in the past, and would like to in the future, provide name and address to Community Development Department

Water Infrastructure

Wastewater Infrastructure

The background of the slide is a solid dark blue. In the lower right quadrant, there are several light blue, wavy, horizontal lines that resemble ripples on water or the flow of a river. These lines are layered, with some appearing more prominent than others, creating a sense of depth and movement.

Drainage Infrastructure



Retaining Wall Guidelines

